

3/28/05 1:31:54 SS
BK 495 PG 487 SS
DESOTO COUNTY, MS
J.E. DAVIS, CH CLERK

BETTY ANN SIMS
817 Thunderbird N
Hernando, MS 38632
662-449-0505 (H)
901-359-2007 (W)

GRANTOR(S)

TO

WARRANTY DEED

PATRICIA LYNN BURTON
1384 Greendale Avenue
Memphis, TN 38127
901-357-2807 (H)
901-237-3690 (W)

GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and the partial repayment of ten thousand dollars (\$10,000.00) on the funds loaned Grantor, the receipt and sufficiency of all of which is hereby acknowledged, I, Betty Ann Sims, Grantor, do hereby sell, convey, and warrant unto Patricia Lynn Burton, Grantee, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 234, ^{see B} Buena Vista Lakes Subdivision, located in Section 13, township 4 south, range 8 west, DeSoto County, Mississippi, as per plat thereof of record in plat book 5, page 10-11, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to buildings, zoning, subdivision, and health department regulations in effect in DeSoto County, MS.

The warranty in this deed is made subject to subdivision and zoning regulations in effect by the DeSoto County Planning and Zoning Commission and to the restrictive covenants and flowage easements of record as shown on the recorded plat of said subdivision in Plat Book 5,

Patricia L. Burton
(see inside)

Page 10-11 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

Possession will be given with this deed.

Taxes for the year 2004 are to be paid by the Grantee.

Witness my signature, this the 28 day of MAR, 2005.

Betty Ann Sims 3-28-05
Betty Ann Sims, Grantor

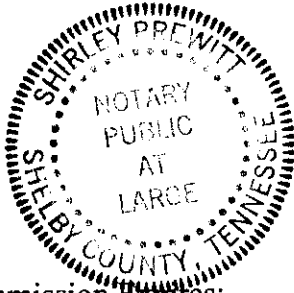
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state,
on this 28 day of MARCH, 2005, within my jurisdiction, the within named Betty Ann
Sims, who acknowledged that she executed the above and foregoing instrument.

My Commission Expires June 26, 2007.

Notary Public

(SEAL)



My Commission Expires:

My Commission Expires June 26, 2007.

Prepared By:
H. R. Garner, Esq.
Garner and Garner
Attorneys at Law
233 Losher Street
P. O. Box 443
Hernando, MS 38632-0443
662-429-4411

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONSTYPE OF INSTRUMENT:

☒ DEED ☐ QUITCLAIM DEED ☐ DEED OF TRUST ☐ OTHER

PREPARER'S NAME AND ADDRESS:

☒ H. R. Garner
Attorney at Law
P.O. Box 443
283 Loshier Street
Hernando, MS 38632
662-429-4411

INDEXING INSTRUCTIONS:

Please index in the Buena Vista Lake Subdivision of Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi.

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

☐ Patricia Lynn Burton
1384 Greendale Avenue
Memphis, TN 38127
901-357-2807 (H)
901-237-3690 (W)

PREPARED BY:
GARNER AND GARNER
P.O. Box 443
Hernando, MS 38632
662-429-4411